



CITY of NORCO

CITY HALL • 2870 CLARK AVENUE • NORCO CA 92860 • (951) 735-3900 • FAX (951) 270-5622

November 26, 2007

HOUSING POLICY
DEVELOPMENT, HCD

NOV 28 2007

Department Of Housing and Community Development
P O Box 952053
Sacramento, CA 94252-2053

Enclosed please find the City of Norco's Annual Report for 2006. A copy was also forwarded to the State Clearinghouse on November 26, 2007.

Sincerely,

James E. Daniels
Director of Community Development

/sd-67351

Enclosure: 2006 City of Norco Annual Report

CITY COUNCIL

HARVEY SULLIVAN
Mayor

FRANK HALL
Mayor Pro Tem

KATHY AZEVEDO
Council Member

HAL CLARK
Council Member

HERB HIGGINS
Council Member



City of Norco

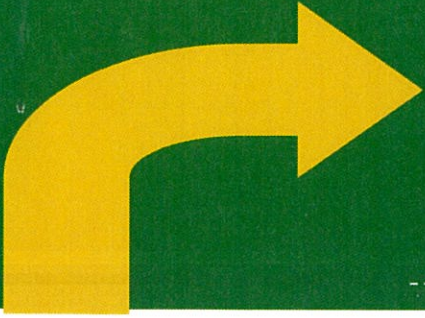
HOUSING POLICY
DEVELOPMENT, HCD

NOV 28 2007

Planning Department Annual Report 2006



2870 Clark Avenue
Norco, California 92860



Norco's motto,
"City Living in a Rural Atmosphere,"
is reflected in this town where horses
trot down the street next to cars.

City Council

Herb Higgins, Mayor
Kathy Azevedo, Mayor Pro Tem
Hal Clark, Council Member
Frank Hall, Council Member
Harvey Sullivan, Council Member

Planning Commission

Greg Newton, Chair
Robert Wright, Vice Chair
Mike Harris, Commissioner
Pat Hedges, Commissioner
Jim Mercer, Commissioner



Planning Department

***Community Development
Director***
James E. Daniels



Senior Planner
Steve King



Associate Planner
Alma Robles



Assistant Planner
Michelle Weaver



Planning Executive Secretary
Susie Dvorak



STAFF

In 2006, The Planning Division had a total of five staff persons, headed by the Community Development Director. Staff includes three planners (one senior planner, one associate planner, one assistant planner), a planning intern, and an executive secretary.

Planning Intern
Stephanie Grant

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Planning Division Activities



The City of Norco Planning Division's Annual Report outlines the activities of the Division from January 2006 through December 2006.

The Planning Division handles current and advanced planning. The Planning Division deals with technical and aesthetic issues as they relate to land use, environmental concerns, and zoning. All planning projects and cases are reviewed and approved in compliance with the City's Zoning Code and the General Plan.

Current Planning

Activities of current planning involve a great deal of interaction with the general public. The Current Planning Division provides timely, efficient service to the development community and is also responsible for ensuring that development in the City meets or exceeds the expectations of the community. Besides responding to public information requests and zoning-related questions, staff also reviews preliminary site plans for large commercial and industrial developments and residential modifications. Staff also educates residential property owners about the development process by interpreting the development code on a daily basis.

Duties include:

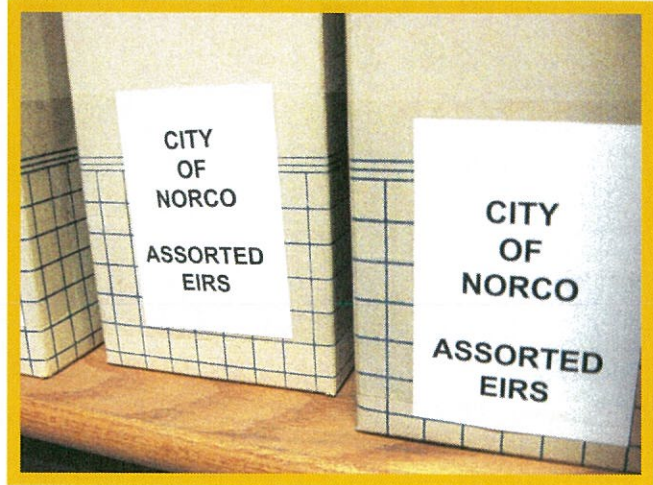
- Administrating the City's Zoning Ordinances, regulations, policies, and codes;
- Processing Planning applications and preparing reports for review by the Streets and Trails Commission, Parks and Recreation Commission, Planning Commission, and City Council;
- Environmental review of projects;
- Plan checking of ministerial building applications such as patio covers, fences, swimming pools, etc. as they relate to zoning and land use for compliance with the standards of the City's Ordinances;
- Plan checking of new commercial development for compliance with zoning regulation and entitlement approvals;
- Responding to numerous telephone calls and inquiries in writing, at the public counter, and via email regarding zoning and land use issues;
- Business license review for new and existing businesses in the City; and
- Managing all aspects of commercial vehicle parking exemption permits: issuance, tracking, renewal, and termination.



Planning Division Activities

Advanced Planning

Advanced Planning is tasked with future planning for the city of Norco. The activities of advance planning include: research, data analysis, and report writing of federal, state, and local mandated documents required of city government for legislative review and compliance. These types of documents generally require a great deal of staff time and many hours of preparation before a final product is ready. In addition, some documents are required to be reviewed and updated on an annual basis.



Other documents are prepared in an effort to seek funding from various federal, state, and/or local agencies for an array of land use projects. Additionally, updates and amendments to the Norco's Zoning Code, Municipal Code, and Norco's California Environmental Quality Act Guidelines are prepared. Other reports are prepared under separate cover to reflect new and/or required legislation, and lastly, projects processed/prepared under advance planning also require environmental review.

Advanced planning is responsible for handling projects that require extensive community input and interaction. For example, advance planning includes bi-monthly staff reports to the City Council regarding the State of California Department of Toxic Substances Control update on the Wyle Laboratory site.

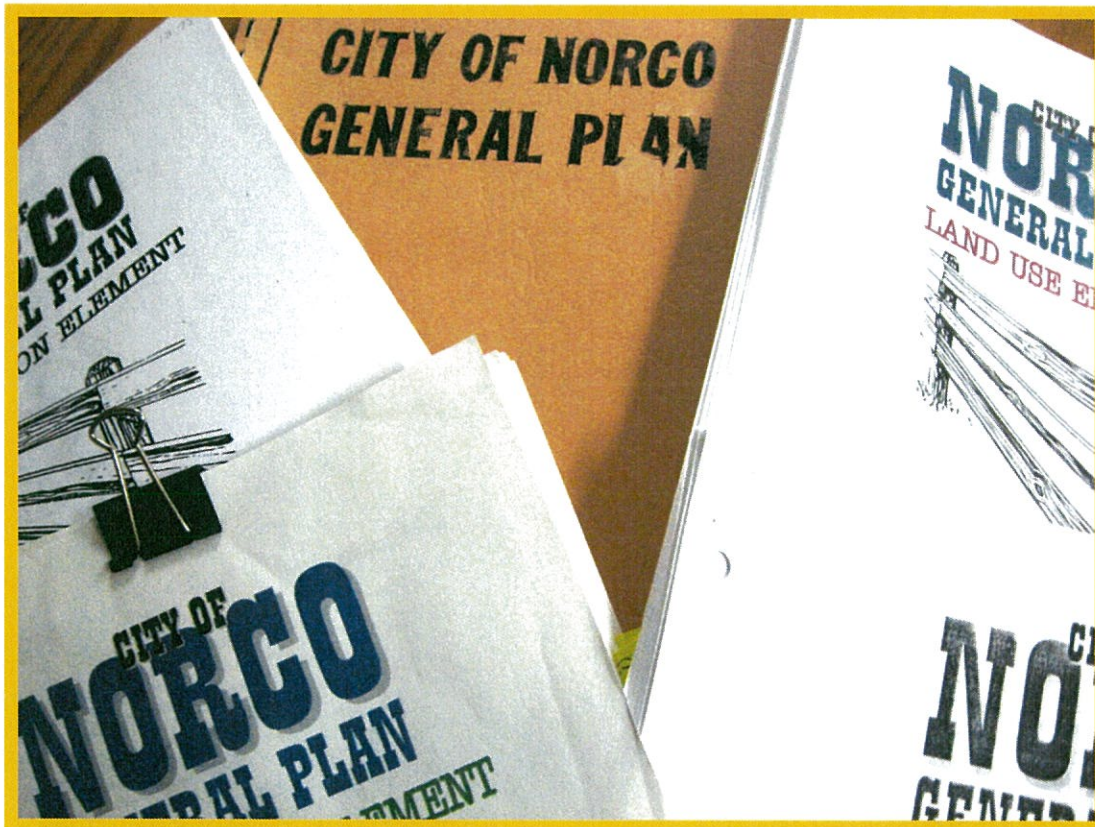
Planning Projects: 2006

General Plan Update

The City of Norco updates elements of its General Plan on a continuing basis. In 2006, staff began to work with Hogle Ireland, a land planning & development consulting firm to update the City's General Land Use and Zoning Maps into digital format, which will eventually be created in a Geographic Information System that allows for easy viewing and locational analysis.

Staff also worked on mandatory elements of the required document that will be completed in the future. The following is a list of the elements that are included in the City's General Plan and their most recent and expected completion year:

- Circulation (completed — 2000)
- Housing (completed — 2000, will be updated in 2008)
- Land Use (completed — 2001)
- Conservation (completed — 2002)
- Noise (completed — 2003)
- Safety Element (update expected to be completed in the future)
- Open Space/Parks and Recreation (completed — 1989)



Planning Projects: 2006

Planning Cases



The Planning Division processed a total of **71** Planning Commission cases for 2006, which was **20** more than 2005. Items that went to the Planning Commission included variances, conditional use permits, general plan amendments, tentative tract and parcel maps, site plan reviews, zone changes, and zone code amendments.



Table 2
Planning Commission Cases

CASES	2000	2001	2002	2003	2004	2005	2006
Variances	15	20	17	8	6	12	6
Conditional Use Permits:							
New Applications	21	18	18	20	15	13	21
Modifications	1	0	2	2	1	0	0
General Plan Amendments	4	2	4	4	2	1	3
Tentative Parcel Maps	2	3	6	5	5	5	6
Special Use Permit	1	1	0	0	0	0	0
Site Plan Reviews:							
New Applications	21	8	11	20	18	9	11
Modifications	0	1	1	2	1	0	0
Specific Plans	2	1	0	3	0	2	0
Tentative Tract Maps	2	2	1	6	0	1	1
Zone Changes	2	2	4	3	2	2	10
Zone Code Amendments	6	5	5	4	5	5	12
Annexations	1	0	1	0	0	1	1
TOTAL	78	66	70	78	59	51	71

Planning Projects: 2006

Zone Code Amendments



There were **twelve Zone Code Amendments (ZCA)** initiated by the City and processed in 2006, compared to six in 2005. Zone Code Amendments are typically processed to reflect new legislation and to establish and/or update provisions and requirements for certain land uses and development standards. Below are brief descriptions of each Zone Code Amendment processed for 2006.

- ZCA 2006-01 (City of Norco): was processed to consolidate Chapters C-1 (Light Commercial), C-2 (General Commercial), & C-3 (Heavy Commercial) Zones of the Norco Municipal Code into one zone entitled C-G (Commercial General) Zone, to enhance and attract desired commercial land uses while eliminating incompatible uses along the Hamner Corridor. **(Status: Approved)**
- ZCA 2006-02 (City of Norco): was processed to amend Chapter M-1 (Heavy Commercial/Light Manufacturing) Zone to expand, revise, and update the permitted and conditionally permitted uses and development standards in the Industrial Zone. **(Status: Approved)**
- ZCA 2006-03 (City of Norco): was processed to establish a CTO (Commercial Transition Overlay) Zone to allow for the transition of existing M-1 zoned properties into a C-G (Commercial General) Zone. A CTO zone is superimposed over the established zone and establishes additional regulations to protect the existing uses, while encouraging future commercial development of designated sites. **(Status: Approved)**
- ZCA 2006-04 (City of Norco): was processed to amend the A-1-20 (Agricultural: Low Density – minimum 20,000 sq. ft.) zone standards for PAKA (Primary Animal Keeping Area) access, which clarifies that for lots developed with a PAKA, a 15-foot side yard setback/access must be provided and maintained free and clear from the street to the PAKA. This promotes and preserves equestrian use in the area for current and future property owners. **(Status: Approved)**
- ZCA 2006-05 (City of Norco): was reviewed to prohibit boarding schools in the A-1-20 (Agricultural: Low Density – minimum 20,000 sq. ft.) Zone. The zone code amendment would allow private schools in the A-1 Zone with approval of a conditional use permit provided the private school operates without boarding and/or activities that require overnight stay of students. **(Status: On Hold)**
- ZCA 2006-06 (City of Norco): was reviewed to prohibit new fast-food drive-thrus in the C-4 (Commercial) Zone. The intent was to encourage the type of restaurants that will enhance the western-themed character of the street and discourage those that will detract from that image, particularly fast-food restaurants with drive-thru lanes. **(Status: Determined to not be necessary since a conditional use permit can control this land use)**



Planning Projects: 2006

- ZCA 2006-07: Voided
- ZCA 2006-08 (City of Norco): was processed to amend the C-4 (Commercial) and C-G (Commercial General) Zones to allow the operation of taxicab/vehicles for hire businesses for dispatch and office uses only, with no storage or staging of taxicabs. **(Status: Approved)**
- ZCA 2006-09 (City of Norco): was processed to amend the M-1 (Heavy Commercial/Light Manufacturing) Zone to allow the operation of taxicab/vehicles for hire businesses for dispatch and office uses, including storage or staging of taxicabs. **(Status: Approved)**
- ZCA 2006-10 (City of Norco): was reviewed to amend Chapter 18.32: Home Occupations to provide for the conduct of home occupations in the residential and agricultural zones, in such a manner as to be compatible with and not disrupt residential and agricultural neighborhoods. **(Status: On hold)**
- ZCA 2006-11 (City of Norco): was processed to establish an overlay district (AKO-Animal-Keeping Overlay) to allow animal keeping on lots which are in the R-1-10 (Residential: Single Family- minimum 10,000 sq. ft.) zone that do not allow the keeping of large animals. **(Status: Approved)**
- ZCA 2006-12 (City of Norco): was processed to amend the M-1 (Heavy Commercial/Light Manufacturing) Zone to allow towing operations with the approval of a conditional use permit. **(Status: Approved)**

Planning Projects: 2006

General Plan Amendments, Zone Changes, & Annexations



There were ten zone changes (ZC), three general plan amendments (GPA), and one annexation in 2006, compared to two zone changes (ZC), one general plan amendment (GPA), and one annexation in 2005. Below are brief descriptions of the projects processed in 2006.

- ZC 2006-01 (City of Norco): was processed to change the C-1 (Light Commercial), C-2 (General Commercial), and C-3 (Heavy Commercial) Zones to the C-G (Commercial General) zone along the Hamner Avenue Corridor. **(Status: Approved)**
- ZC 2006-02 (City of Norco): was processed to change the M-1 (Heavy Commercial/Light Manufacturing) Zoning on properties on the east side of Hamner Avenue between First and Second Street to C-G (Commercial General) Zoning. **(Status: Approved)**
- ZC 2006-03 (City of Norco): was processed to change the M-1 (Heavy Commercial/Light Manufacturing) Zoning to C-G (Commercial General) on property located west of Hamner Avenue, north of Fourth Street and south of Town and Country Drive. **(Status: Approved)**
- ZC 2006-04 (City of Norco): was processed to change the C-3 (Heavy Commercial) underlying zone in the Auto Mall Specific Plan to an underlying C-G (Commercial General) Zone because C-3 was eliminated from the Code and replaced with C-G. **(Status: Approved)**
- ZC 2006-05 (City of Norco): was processed to apply a CTO (Commercial Transition Overlay) Zone on designated properties located in the M-1 Zone on the east side of Hamner Avenue between First and Second Street. **(Status: Approved)**
- ZC 2006-06 (City of Norco): was reviewed to change zoning from R-1-10 (Residential: Single Family-minimum 10,000 sq. ft.) to A-1-20 (Agricultural- Low Density-minimum 20,000 sq. ft.) on 10 lots, located on the northwest corner of Seventh and Corona to accommodate enhanced animal-keeping rights on those properties. **(Status: Withdrawn)**
- ZC 2006-07 (City of Norco): was reviewed to change an existing Norco Ridge Ranch Specific Plan OS (SP-Open Space) to OS (Open Space) on property located within the Norco Ridge Ranch Specific Plan area. **(Status: Withdrawn)**
- ZC 2006-08 (City of Norco): was reviewed to change zoning on property located on the eastside of



Planning Projects: 2006

Crestview and north of Mt. Rushmore Drive from HS (Hillside Agricultural– Low Density) to A-I-40 (Agricultural– Low Density– minimum 40,000 sq. ft.) to provide consistency and compatibility to the General Plan classification of Residential Agricultural. **(Status: Withdrawn)**

- ZC 2006-09 (City of Norco): was processed to establish an AKO (Animal-Keeping Overlay) on 10 lots, northwest corner of Seventh Street and Corona Avenue to provide more animal-keeping rights than what was previously allowed in the R-I-10 (Residential-Single Family-minimum 10,000 sq. ft.). **(Status: Approved)**
- ZC 2006-10 (City of Norco): was reviewed to change zoning from HS Zoning (Hillside) to A-I-40 (Agricultural– Low Density– minimum 40,000 sq. ft.) on property located on the east side of Crestview Drive, south of Seventh Street to provide consistency and compatibility to the General Plan classification of Residential Agricultural. **(Status: Withdrawn)**
- GPA 2006-01 (City of Norco): was processed to amend the General Plan land use designation from Commercial Neighborhood and Commercial Arterial to Commercial Community in accordance with ZC 2006-01. **(Status: Approved)**
- GPA 2006-02 (City of Norco): was processed to amend the General Plan land use designation from Industrial to Commercial Community in accordance with ZC 2006-02. **(Status: Approved)**
- GPA 2006-02(A): processed to amend the General Plan land use designation from Industrial to Commercial Community in accordance with ZC 2006-03. **(Status: Approved)**
- GPA 2006-03 (City of Norco): was reviewed to amend the General Plan Land Use designation from RL (Residential Low Density– 3-4 units per acre) to RA (Residential Agricultural– 0-2 units per acre) in accordance with ZC 2006-06. **(Status: Withdrawn)**
- Annexation 22 (City of Norco): was processed for an annexation to the City of Norco initiated by KB Home and the City of Corona with the associated pre-zoning of a segment of an equestrian trail located on the south side of First Street, east of Hillkirk Drive, and west of Corona Avenue. **(Status: Approved)**
- Annexation 23 : was processed for a minor sphere of influence amendment to the City of Norco and boundary reorganization to include detachment of approximately 3.09 acres located at the southeast portion of the City at the north end of La Salle Street in the City of Corona, with concurrent annexation to the City of Corona. **(Status: Approved)**



Planning Projects: 2006

Staff Developments



Due to budget restraints, staff did not attend any conferences, workshops, or other staff development opportunities during 2006.

Norco Developments

There were a number of plans reviewed for new development in 2006 in the City of Norco. The following are samples of the many projects that were either approved, completed, or under construction in 2006. Commercial development in the recent past has been mostly along Hamner Avenue, the City's main commercial strip. However, development has recently increased in the areas zoned for industrial (M-I zone), and neighborhood commercial (i.e., Sixth Street). Below is a vicinity map with brief descriptions of some of the City's development projects for 2006 on the following pages.

Map 1



CITY OF NORCO 2006 Developments



Planning Projects: 2006

The following provides a brief description of projects "finaled" in 2006:



- **Multi-Tenant Commercial Building**

The project at 1540 Hamner Avenue involved the development of a retail center consisting of a 9,250 square-foot multi-tenant commercial building consisting of seven individual units for tenants, with associated landscaping and parking. The multi-tenant commercial building was finaled in February of 2006.



View from I-15 FWY

- **Mini-Storage Expansion**

This project consisted of the expansion of an existing mini-storage facility (Global Self-Storage) located at 240 Hidden Valley Parkway within the Gateway Specific Plan Commercial District. It consists of four separate structures (three one-story and one two-story buildings), providing an additional 61,495 square feet of storage space. The expansion was completed and finaled in April of 2006.

Planning Projects: 2006

3.



• Medical Offices

In August of 2003, this multi-tenant medical office building was reviewed and approved by the Planning Commission. The project was approved to allow the development of a 16,070 square foot multi-tenant building at 1901 Town & Country Drive in an M-1 Light Industrial zone. The building was built and finished in May of 2006.

4.



• Equine Veterinary Supply Store

This project was approved by the Planning Commission in November of 2003. The project is located at 1237 Sixth Street within the C-4 (Commercial) zone and consists of an 11,500 square-foot veterinary supply store with related offices and warehouse space. The building was finished in December of 2006.

Projects approved in 2006:

5. Chaparral Center (Fifth/Hamner)

The Chaparral Center was approved in February of 2006 to allow development of a 45,076 square-foot retail, restaurant and office center on property located on the east side of Hamner Avenue between Fifth and Sixth Streets.

6. Office Building

This office building complex was approved in April of 2006 to allow a 17,136 square-foot, two-story office building on 1.1 acres located on 2641 Hamner Avenue midway between Third and Fourth Streets.

7. Commercial Center on Hidden Valley Parkway

This commercial center was approved in May of 2006 to allow development of a 23,138 square-foot center consisting of four buildings on 4.42 gross acres located on the north east corner of Hidden Valley Parkway just off the I-15 Freeway. The commercial center anchor will be the Walgreen's Drug Store and will also include Starbucks, a service station car-wash and other tenants that have not been identified at this time.

8. Mixed-Use Commercial: Third/Hamner Avenue

This project was approved in July of 2006 to allowed development of a mixed-use commercial and office campus on 8.8 acres located on the north side of Third Street/west of Hamner Avenue. The center consists of 13 buildings for either office or commercial retail uses to serve both the community and the Riverside Community College, Norco campus located just east of the project site.

9.

Norco Country Center

This commercial shopping center was approved in August of 2006. The center will consist of 27,100 square feet of retail building space, 11,00 square feet of restaurant building space, and is to be located at the south-west corner of Sixth Street and Temescal Avenue. Major tenants planned for the center include Boot Barn, a specialty supermarket, and a sit-down steakhouse restaurant called the "Rockin' U".

10. Hampton Inn

This project was approved in December of 2006 to allow development of a three-story 82-unit hotel at 1530 Hamner Avenue located within the Commercial District of the Gateway Specific Plan. The hotel will have typical features such as a breakfast area (no kitchen facilities), a small exercise room, meeting rooms, and areas dedicated to the hotel operation (laundry, storage rooms, etc.).

Building Permit Activity

Calendar Year 2006 Activity

The following table indicates the number and value of building permits issued for new construction (not including additions or remodels) for fiscal years 2000 thru 2003, and calendar years 2004, and 2005 and 2006. In previous years, the Building Department has tracked activity based on fiscal years. However, beginning in 2004 the Department started using the calendar year format to keep track of the building activity.

Table 3
Building Permits

Year	Residential Permits		Commercial/ Industrial Permits		Total Permits	
	Amount	Value	Amount	Value	Amount	Value
00-01	196	\$56,794,586	11	\$10,188,981	207	\$66,983,567
01-02	42	\$13,587,510	13	\$6,103,854	55	\$19,691,365
02-03	135	\$39,654,093	38	\$21,711,595	173	\$61,365,688
03-04	448	\$146,951,424	35	\$18,652,380	483	\$165,603,804
2004	375	\$117,718,415	35	\$16,853,806	410	\$134,572,221
2005	100	\$32,425,682	6	\$6,323,405	106	\$38,749,087
2006	4	\$699,074	29	\$22,303,955	33	\$22,903,029



Community Trends & Growth

Commercial/Economic Development (Growth)



The City of Norco has neighborhood, general, and heavy commercial development throughout the City. However, the majority of commercial land is located on Hamner Avenue and Sixth Street.

Hamner Avenue

Hamner Avenue is the main commercial strip in the City. The Gateway Town Center, located on the east side of Hamner Avenue between First Street and Mountain Avenue and the Norco Auto Mall, located on the east and west side of Hamner Avenue between Second and Third Street, are just a few of the examples of commercial development along Hamner Avenue.


Hamner Avenue has experienced major infrastructure and right-of-way improvements and new development has surfaced along this commercial corridor within the last six years. For 2006, many new businesses were either approved or relocated to Norco along Hamner Avenue. As with any other city, new businesses in the area are important as they provide services to the community and additional tax base.

In an effort to have orderly development along Hamner Avenue for the remaining vacant lots as well as the entire commercial strip, staff began working on the Hamner Avenue Corridor Study in 2005. The City recognized the need for a strong financial tax base to ensure and maintain its current lifestyle. To attract the uses the community needs and wants for this strong tax base, the Hamner Avenue Corridor Study was proposed. The Hamner Avenue Corridor Study was prepared to analyze the physical, economic and demographic character of the commercial area adjacent to Hamner Avenue, to examine development opportunities and constraints, and then established recommendations to improve economic development opportunities.

As a result, the Study concluded the City of Norco needs to: create a better environment for economic development; create appropriate standards for desired and needed commercial development; ensure through zoning that development is unified, functional and compatible; and make the community more marketable for development. In other words, develop zoning to enhance and attract desired commercial land uses while eliminating incompatible uses. In order to capture the commercial development and maximize fiscal potential, a three-step or three-phase implementation plan was recommended in the Study.



Community Trends & Growth

 In September of 2005, the City Council accepted the recommendations of the Hamner Avenue Corridor Study. The City of Norco initiated Phase One of the Hamner Avenue Corridor Study in November 2005 and completed it in March of 2006. Phase One included revising the zoning along the Hamner Avenue corridor to change the zoning designation on all properties in the City of Norco currently zoned C-1 (Light Commercial), C-2 (General Commercial) and C-3 (Heavy Commercial) to one new zoning classification termed C-G (Commercial General). The new C-G zoning classification was created to allow retail and commercial uses that center around retail, restaurants, and entertainment to serve the needs of both the local community and freeway travelers.

Sixth Street

The commercial corridor along Sixth Street extends from the east side of the I-15 Freeway down to California Avenue. This commercial corridor has undergone several changes throughout the years in an effort to facilitate new development, and to assist the City in maintaining the “Old Town” western-style neighborhood commercial character of Sixth Street.

Residential

The majority of residential development has taken place towards the eastern portion of the City. In 2000, a specific plan was approved for residential development along the eastern hillside boundary of the City. The “Norco Ridge Ranch Specific Plan” consists of Tract Maps 29588 and 29589, approved for the development of 588 single-family homes on approximately 978 acres. The Norco Ridge Ranch was approved in 2000, grading began in 2001, and approval of all model home complexes within the Specific Plan were completed in 2003. Residential construction continued throughout 2004 and was completed in early 2006. This eastern section of the City is characterized by its hillside setting, and residential development within this area is characterized as low-density equestrian homes with hillside views.

Industrial

The majority of industrial development in the City is within the Gateway Specific Plan Area—Industrial District, located along Parkridge Avenue, north of Cota Street, and within the M-1 zone near the vicinity of Horseless Carriage Drive and Town and County Drive. Industrial Development in recent years has moved away from large single industrial buildings, towards integrated industrial centers consisting of smaller buildings to accommodate a combination of light industrial uses and/or service-commercial uses.

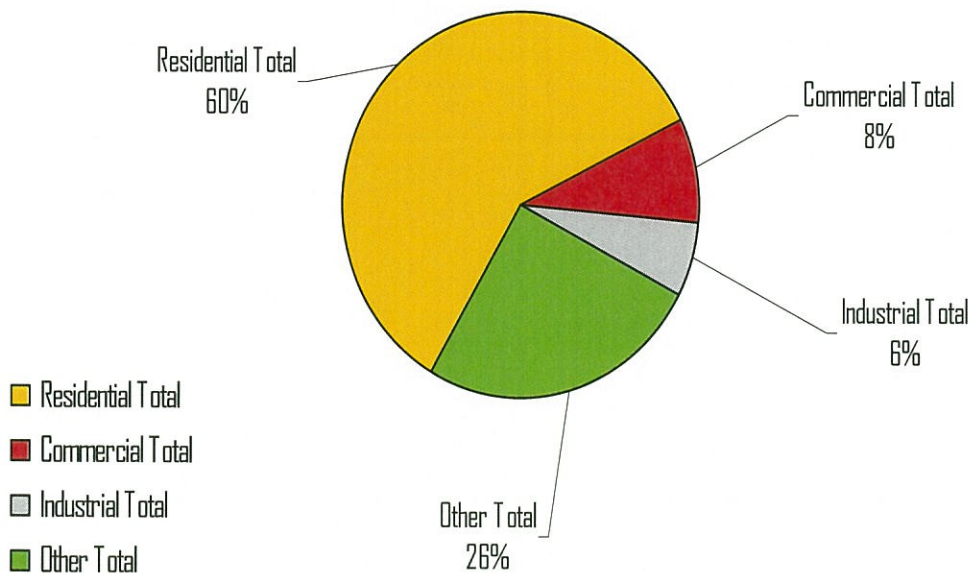


Community Trends & Growth

Rural Atmosphere (Zoning Layout of Land)

Locations and types of land uses for commercial, residential or industrial are based on the zoning designation. The majority of land in Norco is zoned for residential development. The amount of land zoned for residential uses allows Norco the ability to maintain its rural atmosphere. Please see Table 4 on Page 22 for a complete breakdown of zoning within the City. Also see Chart 1 below, which shows the percentage of land zoned residential as compared to the rest of the zoning in the City.

Chart 1
Zoning Percentages



Community Trends & Growth

Table 4
Zoning Distribution

ZONE/LAND USE DISTRICT	ACREAGE	% OF TOTAL
HS (Hillside)	336	4.1
A-E (Agricultural Estate)	143	1.8
A-1-40 (Agricultural-Low Density)	125	1.5
A-1-20 (Agricultural-Low Density)	3438	42.1
A-1-10 (Agricultural-Low Density)	23	0.3
R-1-10 (Residential-Single Family)	158	1.9
NORCO HILLS SP (Residential-Single Family)	238	2.9
NORCO RIDGE RANCH SP (Residential- Single Family)	874	4.8
Residential Total	5335	59.4
C-O (Commercial Office)	12	0.1
C-G (Commercial General)	294	3.6
C-4 (Commercial)	94	1.1
GATEWAY SP (Commercial)	240	1
GATEWAY SP (Office Park)	26	<1
AUTO MALL SP (Commercial)	89	1.1
NORCO HILLS SP (Commercial)	4	<1
Commercial Total	759	8.5
M-1 (Light Manufacturing)	93	1.1
M-2 (Heavy Manufacturing)	355	4.3
GATEWAY SP (Industrial)	112	1.2
AUTO MALL SP (Industrial)	19	<1
Industrial Total	579	6.5
OS (Open Space)	1081	10.8
LD (Limited Development)	459	4.9
Streets and Freeway	754	8.1
NORCO RIDGE RANCH SP (Open Space)	2	<1
NORCO HILLS SP (Open Space)	1	<1
Other Total	2,297	25.6
TOTAL AREA	8,970	100



Population

Census Data

The 2000 U.S. Census calculated that Norco had a population of 24,157. Since the 1990 census, the City has grown by an estimated 855 persons, an increase of approximately 3.7 percent. It should be noted that the City's population includes the inmates at the California Rehabilitation Center, which increased from 5,201 in 1999 to a population of 5,209 in 2000. Table 5 and Chart 3 below illustrate the City's recent population changes.

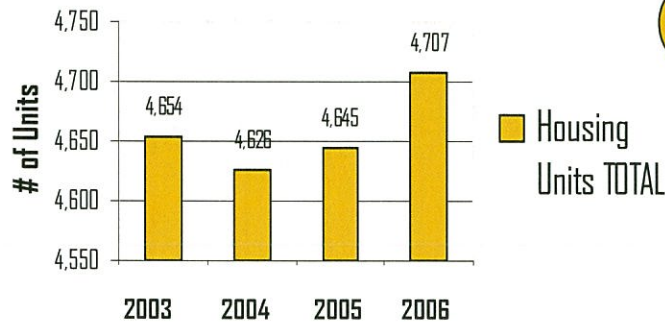
Table 5
10-Year Population Increase

	1980 Census	1990 Census	2000 Census
Population	19,732	23,302	24,157
# Increase	5,221	3,570	855
% Increase	36	18	3.7
Dwelling Units	5,383	5,785	6,277
# Increase	1,956	402	492
% Increase	57	7	9
Household Population	18,231	18,593	19,330
# Increase	N/A	362	737
% Increase	N/A	2	4



Population

of Housing Units: 2006



State Finance Department Data

The U.S. Census updates their information every 10 years, however, the State Department of Finance records population for each year.

According to the State Department of Finance, population increased by 898 and the number of housing units in 2006 increased by 62, which was a 1.33% increase.

Below, Table 6 shows more information on the yearly increase.

Table 6
Yearly Population Increase

	2003	2004	2005	2006
	State Department of Finance			
Population	25,505	25,833	26,813	27,711
# Increase	5,221	328	980	898
% Increase	1.01	1.29	3.79	3.35
Housing Units	4,654	4,626	4,645	4,707
# Increase	0	-28	19	62
% Increase	0	-0.60	0.41	1.33
Household Population	20,851	21,207	22,168	22,595
# Increase	N/A	356	961	427
% Increase	N/A	1.71	4.53	1.93



Population

Other Census Data



portion of the Census 2000 data is provided in Table 7. The information in the table indicates the general makeup of the population and other important statistical information. The table also indicates how Norco has changed in the past decade.

Table 7
Comparison Table

	1990 Census Data	2000 Census Data
Transportation		
Average commute time	37 minutes	34 minutes
Commute alone	81%	75%
Commute in a carpool	10%	17%
Rent		
Median rent	\$714	\$867
Rents that exceed \$750/month	42%	55%
Rents that exceed \$1,000/month	21%	36%
Mortgage		
Median mortgage	\$1,140	\$1,494
Mortgages that exceed \$2,000/month	7%	17%
Median home value	\$202,000	\$207,400
Households		
Average household size	3.3 people	3.15 people
Median household annual income	\$51,594	\$62,652
Households that make over \$100,000	8%	22%
Households that make over \$150,000	3%	6%
Households that make less than \$25k	17%	14%
Miscellaneous		
Median Age	32	36
Bachelor's Degree or higher	9%	12%
Foreign Born	--	7%



Work Program

Work Program 2007



The Planning Department staff has prepared the following work program:

1. Preparation of the State-mandated Housing Element of the General Plan.
2. Continue with the implementation of Phase two of the Hamner Avenue Corridor Study, involving preparing master plans for specific areas on Hamner Avenue. Specific areas would be the southwest corner of Hamner Avenue and Third Street, the area north of Fourth Street and west of Hamner Avenue, and the area north of Acre Street.
3. Create a Development Incentives Policy to assist in the attraction of new business operations that the community desires.
4. Study and recommend zoning modifications to create a desirable community-based commercial zone for Sixth Street.
5. Develop as part of the City's Design Manual western streetscape infrastructure improvements (e.g., western light poles, benches, trash receptacles, town clock, directional signs, etc.) to promote the community.
6. Continue with the study of Medical Cannabis Dispensing Collectives to determine whether this type of use should be allowed or prohibited.
7. Prepare zone code amendments for consideration of:
 - A revised sign ordinance,
 - Requirements for contractor storage yards, and
 - development guidelines for lighting requirements,
8. Continue with the Development of a Comprehensive Trail Plan.
9. Continue with the Preparation of Issue Papers for Planning Commission training.
10. Preparation of an update to the City's Environmental Guidelines.
11. Preparation of the Department's required Annual Report.

